	Total Card /	Total Parcel
APPRAISED:	793,300 /	793,300
USE VALUE:	793,300 /	793,300
ASSESSED:	793,300 /	793,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUDDY JAMES P---ETAL
Owner 2:	DUDDY GINA M
Owner 3:	
Street 1:	20 FOUNTAIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	DUDDY JAMES P---ETAL -
Owner 2:	DUDDY GINA M -
Street 1:	20 FOUNTAIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:	
Postal:	02476	

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1812 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	343,900		449,400	793,300

Total Card	0.108	343,900		449,400	793,300
Total Parcel	0.108	343,900		449,400	793,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.80 | /Parcel: 437.8

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,900	0	4,725.	449,400	793,300	793,300	Year End Roll	12/18/2019
2019	101	FV	259,000	0	4,725.	421,300	680,300	680,300	Year End Roll	1/3/2019
2018	101	FV	259,000	0	4,725.	348,300	607,300	607,300	Year End Roll	12/20/2017
2017	101	FV	259,000	0	4,725.	320,200	579,200	579,200	Year End Roll	1/3/2017
2016	101	FV	259,000	0	4,725.	292,100	551,100	551,100	Year End	1/4/2016
2015	101	FV	252,800	0	4,725.	286,500	539,300	539,300	Year End Roll	12/11/2014
2014	101	FV	252,800	0	4,725.	266,300	519,100	519,100	Year End Roll	12/16/2013
2013	101	FV	252,800	0	4,725.	253,300	506,100	506,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUDDY JAMES P--	38695-67		4/5/2003	Family		No	No		
DUDDY JAMES & M	21724-483		1/31/1992			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2006	936	New Wind	3,000					
10/29/2001	803	Alterati	2,500	C				INSTALL GAS FIREPL
8/10/2001	574	Addition	12,000	O				ADD 12X16 SUN ROOM
5/29/2001	344	Foundati	3,000	O				12X16 FOUNDATION
6/2/1998	399	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	PH	Patrick H
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	163	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
4/11/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/____/__

Legal Description

User Acct
98771

GIS Ref

GIS Ref

Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
04/28/18

!11713!

PRINT

Date	Time
12/11/20	01:51:09

LAST REV

Date	Time
04/30/18	08:27:43
ekelly	

USER DEFINED

Prior Id # 1:	98771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9										449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett		Total:	449,400	Spl Credit		Total:	449,400

EXTERIOR INFORMATION

Field	Value
Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1950 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G4 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled:

BATH FEATURES

Feature		Rating
Full Bath	2	Good
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	Fair

OTHER FEATURES

Feature		Rating
Kits:	1	Good
A Kits:		
Frpl:	1	Good
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field		%
Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	125.00
Size Adj.:	1.22947025
Const Adj.:	0.99989998
Adj $ / SQ:	153.668
Other Features:	96686
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422464
Depreciation:	78578
Depreciated Total:	343885

COMMENTS

PDAS SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1								# Units: 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2			HB				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	2001
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:	1.00		Before Depr:	153.67	
Special Features:	0		Val/Su Net:	115.25	
Final Total:	343900		Val/Su SzAd	189.79	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	980	46.100	45,179
FFL	First Floor	980	153.670	150,595
SFL	Second Floor	832	153.670	127,852
WDK	Deck	192	11.210	2,152
	Net Sketched Area:	2,984	Total:	325,778
Size Ad	1812	Gross Are	2984 FinArea	1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID: 150.0-0002-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N		Total Yard Items:		Total Special Featues:		Total:	